



## Turneys Orchard, Chorleywood, WD3

£315,000 Leasehold

OVER 55's DEVELOPMENT • CHAIN FREE • FIRST FLOOR FLAT WITH STAIR LIFT ACCESS • LIVING/DINING ROOM • MODERN KITCHEN • TWO BEDROOMS, ONE WITH A PRIVATE W.C. • SHOWER ROOM • BEAUTIFULLY MAINTAINED COMMUNAL GARDENS • RESIDENTS PARKING • CLOSE TO CHORLEYWOOD VILLAGE & STATION

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





A chain free TWO BEDROOM FIRST FLOOR FLAT located in the quiet over 55s development, Turneys Orchard.

Turney's Orchard is a sought-after development, set in a peaceful cul-de-sac within walking distance of Chorleywood's amenities offering supermarket, coffee houses, restaurants, pub, station and excellent selection of shopping facilities. This apartment is an excellent opportunity for those seeking a secure and friendly community in a highly desirable location.

The property is situated in a block of four flats. Upon entering you are greeted by a spacious entrance hallway providing access to all rooms and two storage cupboards. The living/dining room is 18' and overlooks the beautifully maintained communal gardens and follows on to the kitchen with space for appliances and ample storage options with wall and base cabinets.

Bedroom one has a private W.C. with a large storage cupboard and fitted wardrobes. Bedroom two also has fitted wardrobes and there is a good-sized family bathroom.

All residents can make use of the communal conservatory, which is a lovely space for socialising as well as use of the beautiful communal gardens, perfect for relaxation. The gardens are planted with mature shrubs and trees and provide privacy to the whole area. The property also benefits from a telephone entry system, an outside storage cupboard, residents parking, emergency pull cord providing a 24-hour emergency alarm service and an Estate Manager who lives on-site that can be contacted regarding maintenance issues, all providing a safe and tranquil environment.

Turneys Orchard was built in 1988 and is located less than half a mile from Chorleywood's Metropolitan/Chiltern Line Station and Village Centre. Chorleywood has superb transport links with access to junctions 17 and 18 of the M25 and Baker Street is approx. 35 minutes on the Metropolitan line and bus routes service the Village. Chorleywood Common covers 80 hectares (the equivalent of 110 football pitches) with grasslands, wooded areas and seven ponds. The Common is a County Heritage Site, a Conservation Area and a Local Nature Reserve. The area is renowned for its choice of leisure facilities for the equestrian, golfer and tennis player nearby.

Nearest Station: 0.4 miles - Chorleywood Station

Council Tax band: E Approx. £2830.80 2025-2026 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 86 years remaining

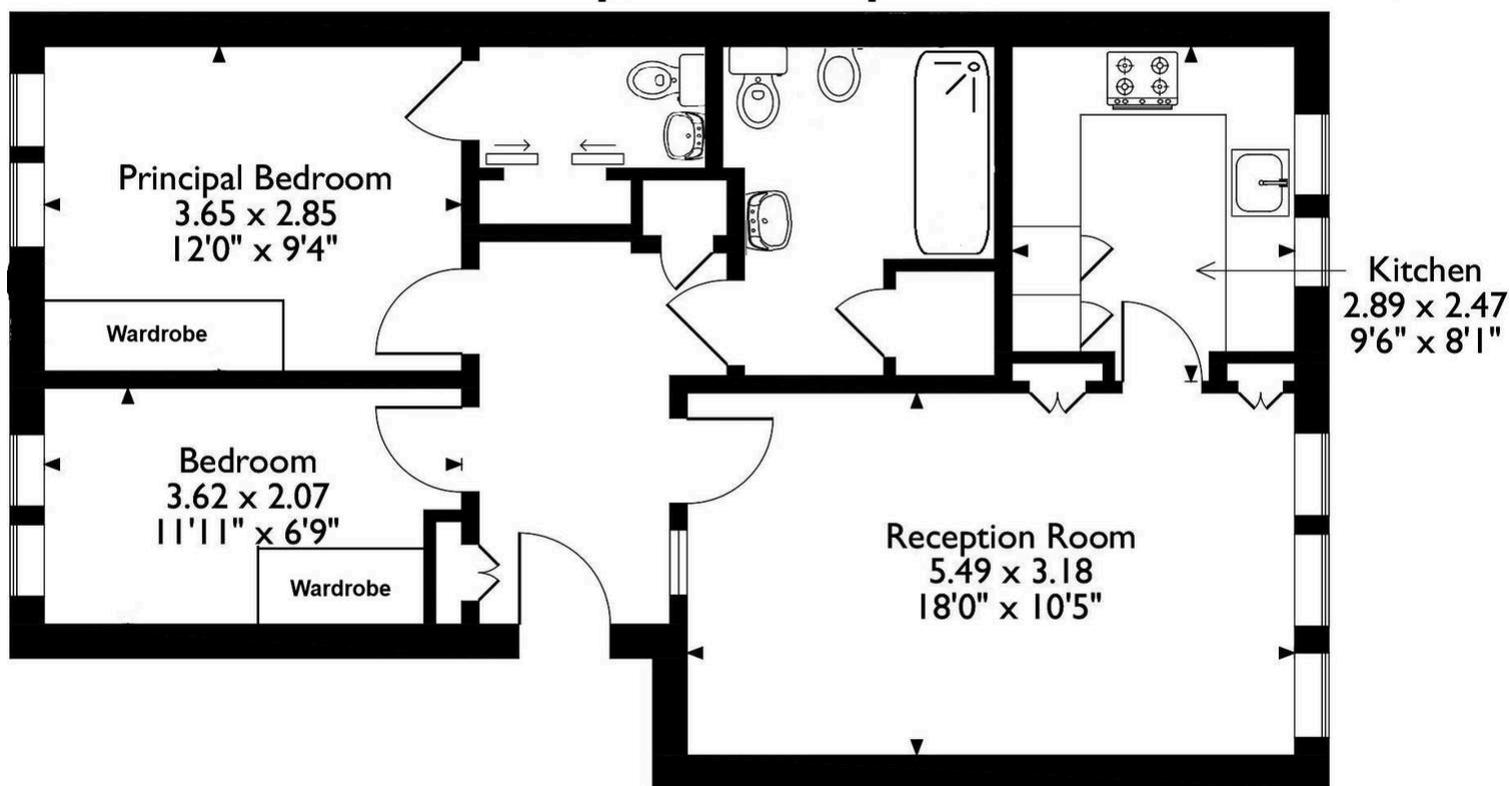
Annual Service Charge: Approx. £3,569.04 per annum (includes Ground Rent)



# Turneys Orchard, Chorleywood, Hertfordshire

## Approximate Gross Internal Area

### 63 Sq M / 674 Sq Ft



### First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.